



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग दोन

वर्ष ८, अंक ७८(५)

शुक्रवार, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

[पृष्ठ ८, किंमत: रुपये १२.००

असाधारण क्रमांक १४२

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

क्र. सिडको/नियोजन/बीएन- १२५८६/५६७

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ (महा.अधिनियम XXXVII, १९६६) (येथून पुढे उक्त अधिनियम असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उपकलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२, दिनांक १० जानेवारी, २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे उक्त क्षेत्र असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे वि.नि.प्रा.असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१२१५/२४५/ सीआर -३३२/ २०१५/एस.एम./यूडी -१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे. आणि अधिसूचना क्र. टीपीएस. १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२, दिनांक १ मार्च २०१९ अन्वये अधिनियमाच्या कलम ३१ च्या उपकलम (१) नुसार अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/सीआर -९१ /२०१९/ नवि-१२, दिनांक १६ सप्टेंबर, २०१९ अन्वये उक्त प्राधिकरणाची उक्त क्षेत्रातील १५२ गावांसाठी विकास आराखडा मंजूर केला आहे;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियमाचे कलम १५४ अन्वये नगरविकास विभागाने पत्र क्र. टीपीएस /१७१७/२७५०/प्र.क्र ९१ /नवि-१२, दिनांक ६ जानेवारी २०२० रोजीच्या निर्देशानुसार १५२ गावांकरिता मंजूर असलेली विकास नियंत्रण व प्रोत्साहन नियमावली ही उक्त अधिसूचित क्षेत्रातील २३ गावे अंतरिम विकास योजनेस लागू करण्यात आली आहे. जेणेकरून संपूर्ण नैना क्षेत्रास एकच विकास नियंत्रण नियमावली असेल;

आणि ज्याअर्थी, सिडको महामंडळाने दिनांक २४ सप्टेंबर २०२२ च्या ठराव क्रमांक १२५८६ द्वारे उक्त अधिनियमाच्या कलम ३७ च्या उपकलम (१) अन्वये सदर विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये पायाभूत सुविधा योगदान शुल्काच्या

(१)

(Infrastructure Contribution Charges ICC) आकारणीबाबत नवीन विनिमय समाविष्ट करणेबाबतचा प्रस्ताव मंजूर केला आहे. सदर शुल्क उक्त अधिसूचित क्षेत्रात कोणत्याही मालमत्तेची (बांधलेली / जमीन भूखंड) नोंदणी करण्यापूर्वी सिडको मार्फत आकारण्याचे प्रस्तावित आहे.

त्यामुळे, आता कलम ३७ च्या उपकलम (१) नुसार महामंडळातर्फे सदर विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये सोबत जोडलेल्या सूचीनुसार फेरबदल करण्यासाठी सूचना जारी करण्यात येत आहे.

उक्त अधिनियमांच्या कलम ३७, उपकलम (१) अनुषंगाने महाराष्ट्र शासनाच्या राजपत्रात नोटीस प्रकाशित करण्याच्या तारखेपासून १ महिन्यापेक्षा अधिक नसेल अशा कालावधीत कोणत्याही व्यक्तिकडून प्रस्तावित फेरबदलाबाबतीत आक्षेप व सूचना मागविण्यासाठी सिडको महामंडळ सूचना प्रकाशित करत आहे. या सूचनेसंबंधी आक्षेप व सूचना महामंडळाच्या मुख्य नियोजनकार, टॉवर नं. १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ यांच्याकडे पाठवाव्यात.

नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये प्रस्तावित फेरबदल खाली नमूद कार्यालयातील फलकावर जनतेस बघता येईल :—

(१) सिडको महामंडळाच्या पंजिकृत कार्यालय, निर्मल, दुसरा मजला, नरिमन पॉइंट, मुंबई ४०० ०२१.

(२) मुख्य नियोजनकार, टॉवर नं. १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.

सह संचालक, नगररचना व मूल्य निर्धारण विभाग, कोकण विभाग, सीबीडी-बेलापूर, नवी मुंबई ४०० ६१४.

संचालक मंडळाच्या आदेशानुसार,

निर्मल, दुसरा मजला,  
नरिमन पॉइंट, मुंबई ४०० ०२१.

नवी मुंबई,  
दिनांक ३ नोव्हेंबर २०२२.

रविंद्रकुमार म. मानकर,  
मुख्य नियोजनकार (नैना), सिडको.

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION  
OF MAHARASHTRA LTD.**

**Notice**

No. CIDCO/ Planning/ BN- 12586/567

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by Notification No. TPS.1712/475/CR-98/12/UD-12, dated 10th January, 2013 (hereinafter referred to as “the said Notification”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “the said Corporation”) as Special Planning Authority (hereinafter referred to as “the SPA”) for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as “the said notified area”) as specified therein ;

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1215/245/CR-332/2015/ SM/UD-12, dated 27th April 2017 has sanctioned the Interim Development Plan (IDP) for the 23 villages of NAINA, and also *vide* Notification No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 1st March 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act;

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1717/ MIS-2750/ C.R.91/ 2019/ UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA u/s 31(1) of the MR & TP Act, 1966;

And whereas, the Government of Maharashtra in the Urban Development, in exercise of the powers conferred under Section 154 of the said Act *vide* Notification No. TPS-1717/2750/C.R 91/19/ UD-12, dated 6th January 2020, directed that the sanctioned Development Control and Promotion Regulations (hereinafter referred to as “ the said DCPR”) of 152 villages that are proposed to be modified and published under section 37(IAA) on 6th January 2020 be made applicable along with modifications to the Interim Development Plan of 23 villages published in the *Maharashtra Government Gazette* dated 27th May 2017, so that there is a single “DCPR” for the entire NAINA area;

And whereas, CIDCO board *vide* Resolution No. 12586, dated 24th September 2022 approved proposal for proposed modification in sanctioned DCPR of NAINA under section 37 of the Act by inserting new clause for the recovery of Infrastructure Contribution Charges before registration of any property (built premises and land / plots ) in NAINA jurisdiction area.

Now, therefore, under section 37 sub-section (1) of the said Act, the Corporation hereby issues and publishes notice declaring its intention to carry out the modifications to the said DCPR as specified in the Schedule attached.

In pursuance of sub-section (1) of the Section 37 of the said Act, the Corporation invites objections and suggestions from any person with respect to the proposed modifications to the said DCPR not later than one month from the date of the publication of this Notice in the *Maharashtra Government Gazette*.

The objections and suggestions shall reach the Chief Planner (NAINA) of the Corporation having his office at 8th Floor, Tower No. 10, CBD-Belapur Railway station complex, CBD Belapur, Navi Mumbai 400 614.

A schedule showing the proposed modifications to the said DCPR of the said notified area is kept for inspection by public during office hours at following address along with the website ([cidco.maharashtra.gov.in](http://cidco.maharashtra.gov.in)):

(1) Registered office of the corporation, 2nd Floor, Nirmal, Nariman Point, Mumbai 400 021.  
भाग दोन-१४२-१ अ

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, नोव्हेंबर ४, २०२२/कार्तिक १३, शके १९४४

(2) Office of Chief Planner, at 8th Floor, Tower No. 10, CBD-Belapur Railway station complex, CBD Belapur, Navi Mumbai 400 614.

(3) Office of Joint Director of Town Planning, Konkan Bhavan, CBD Belapur, Navi Mumbai 400 614.

By the order of Board of Directors of the Corporation,

*Regd. Office : Nirmal, 2nd Floor,  
Nariman Point, Mumbai 400 021.*

Navi Mumbai,  
Date 3rd November 2022,

RAVINDRAKUMAR M. MANKAR,  
Chief Planner (NAINA).

## Schedule 1

Reg no.	Proposed Regulation in sanctioned NAINA DCPR	Remarks
49	<p>It shall be mandatory to obtain NOC from SPA NAINA CIDCO before registration of any built property after payment of Infrastructure Contribution Charges as per Annexure 3 A . This shall be applicable to all transactions (sale/resale) of Apartments, shops, built premises, land and plots for all land uses and all built up uses, developed on leasehold/ freehold land in Navi Mumbai Airport Influence Notified Area (NAINA).</p>	New clause to be inserted in sanctioned DCPR at regulation no. 49
Annexure IIIA	<p><b>Regulations to specify the process and the terms and conditions for levy of Infrastructure Contribution Charges on all transactions for sale &amp; re-sale of Apartments, shops, built premises, land &amp; plots of all land uses and all built up uses in NAINA.</b></p> <p><b>1. Short title, extent and commencement –</b></p> <ul style="list-style-type: none"> <li>i. These regulations shall be called “levying of Infrastructure contribution charges”</li> <li>ii. These regulations shall apply to all transactions (sale/resale) of Apartments, shops, built premises, land &amp; plots for all land uses and all built up uses, developed on leasehold/ freehold land in Navi Mumbai Airport Influence Notified Area (NAINA).</li> </ul>	New clause to be inserted in sanctioned DCPR at Annexure III A

	<p>iii. These regulations shall come into force on the date of publication thereof in the Maharashtra Government Gazette and shall apply to sale agreement registered on or after the date of publication of these regulations.</p> <p><b>2. <u>Definitions- In these regulations unless the context otherwise require ,-</u></b></p> <ul style="list-style-type: none"> <li>i. 'Act' means the Maharashtra Regional and Town Planning Act 1966 (Mah XXXVII of 1966) as amended from time to time.</li> <li>ii. 'Agreement for sale' means an agreement entered into between the promoter/seller and the allottee / purchaser;</li> <li>iii. 'allottee' in relation to a real estate project, means the person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such plot, apartment or building, as the case may be, is given on rent.</li> <li>iv. 'Annual Statements of Rates' – means the Annual Statements of Rates (ASR) published by the Inspector General of Registration, Maharashtra State, Pune.</li> </ul>	
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	<p>v. 'Apartment' means whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified. 'Government' means the Government of Maharashtra.</p> <p>vi. 'Carpet area' have the meaning as defined in RERA Act 2016.</p> <p>vii. 'Infrastructure Contribution Charges (ICC)' means charges levied on each sale / resale of Apartments/shops/ built premises</p> <p>viii. 'lease', 'lessor' and 'lessee' have the meaning assigned to them by section 105 of the Transfer of Property Act (Act IV of 1882)</p> <p>ix. SPA-NAINA" means a Special Planning Authority constituted and appointed for</p>	
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	<p>the Notified area of NAINA, amended from time to time.</p> <p>x. All other terms and expression used here and not defined but used and defined in the Act have the meaning assigned to them in the Act.</p> <p><b>3. <u>Mandatory NOC from CIDCO –</u></b></p> <p>a) It shall be mandatory to obtain SPA NAINA CIDCO's NOC before registration of the built property, land/ plots for all land uses. This shall apply to each sale agreement executed. The promoter/allottee shall pay the Infrastructure contribution charges at the time of application for NOC.</p> <p>b) Registrar /sub registrar of registration of properties shall ensure the NOC of CIDCO while registration of property in NAINA area.</p> <p><b>4. <u>Scale of Charges :</u></b> Infrastructure Contribution Charges (ICC) shall be calculated at the rate as decided by CIDCO on total sale price as mentioned in the agreement.</p> <p style="text-align: center;">OR</p> <p>Calculated on carpet area considering the percentage as decided by CIDCO on the rate of tenement as prescribed in the Annual Statements of Rates (ASR) of the year of sale agreement.</p> <p>Whichever is higher.</p>	
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